

ORDINANCE NO. \_\_\_\_  
CITY OF CHAMPLIN  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA

**ORDINANCE AMENDING SECTION 381 OF CHAPTER 126 OF THE CHAMPLIN  
CITY CODE REGARDING ACCESSORY BUILDINGS**

**CHAPTER 126- ZONING**

**Sec. 126-381. Accessory buildings and uses.**

**(a) General criteria.**

- (1) When an accessory building is attached to the main building, it shall be made structurally a part of the principal building and shall comply in all respects with requirements of this section applicable to the principal building.
- (2) An accessory building, unless attached to and made a part of the main building, shall not be closer than six five feet to the principal building or another accessory building, except as otherwise provided in this section. Any accessory building located closer than five feet, regardless of size, shall require a permit through the building department and shall comply with all applicable building codes.
- (3) No building permit shall be required for accessory buildings containing 200 square feet gross floor area or less. However, such buildings and their placement shall be reviewed by the building official to ensure compliance with all applicable regulations set forth in this chapter.
- (4) A detached accessory building shall not be located in any required front or side yard on single frontage lots, except for lots abutting the Mississippi River, subject to section 126-383.
- (5) A detached accessory building may be allowed on a double frontage lot; provided the following conditions are met:
  - a. The accessory building shall be located on the opposite side of the dwelling as the access drive or driveway;
  - b. The accessory building shall meet a 20-foot front yard setback; and
  - c. All other applicable requirements and setbacks are met.
- (6) A detached garage may be located in the front or side yard; provided it meets the minimum front yard setback specified for the principle building on the lot.
- (7) In R-1 and R-2 districts, existing attached garages may be expanded to 25 feet from the front property line, provided the following conditions are met:
  - a. The existing attached garage cannot be reasonably expanded due to side yard setbacks, drainage and utility easements, significant trees or living space.
  - b. The existing attached garage shall be less than 484 square feet prior to expansion.
  - c. Construction of the garage addition shall be architecturally compatible with the existing attached garage, including but not limited to siding and roofing materials.

- d. Attached garages may not encroach into the required front yard setback on lots adjacent to principal and minor arterial roads and major collector roads as identified in the city's comprehensive transportation plan.
- (b) Time of construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (c) Building materials. No accessory building shall be constructed of canvas, plastic fabric or other similar nonrigid material. All accessory buildings in excess of 120 square feet shall be constructed with exterior materials and finish that match or compliment the exterior finish of the principal structure.
- (d) The allowable square footage for accessory buildings, attached and/or detached, shall not exceed ten percent of the total lot area, up to a maximum of 2,200 square feet for lots between 0-1.99 acres, and 3,000 square feet for lots of 2 acres or greater.
- (e) Size of individual structure. The maximum allowable size for an individual attached or detached structure is limited to 1,000 square feet, except by conditional use permit.
- (f) Height. The maximum height of an accessory structure shall be as prescribed in the applicable zoning district.
- (g) Setbacks. Accessory buildings shall be set back from adjoining lots as prescribed in the applicable zoning district and shall not be located within a drainage and/or utility easement.

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Additions: Add

Deletions: ~~Delete~~

This ordinance shall become effective following its passage and publication as required by law.